

178.0

0005

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

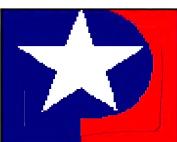
746,100 / 746,100

USE VALUE:

746,100 / 746,100

ASSESSED:

746,100 / 746,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
107		VALENTINE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RIVERA GLADYMAR	
Owner 2: PARZIALE JOSEPH J JR	
Owner 3:	
Street 1: 107 VALENTINE ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: PAOLILLO JOHN/LISA -	
Owner 2: -	
Street 1: 107 VALENTINE ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Gas:	

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value		Entered Lot Size			120684	
101	5049.000	346,100			400,000	746,100					GIS Ref	
											GIS Ref	
											Insp Date	
											07/24/18	
												!13996!

Total Card	0.116	346,100	400,000		746,100	Entered Lot Size		
Total Parcel	0.116	346,100	400,000		746,100	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:		518.13	/Parcel: 518.13		Land Unit Type:

PREVIOUS ASSESSMENT								Parcel ID	178.0-0005-0014.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	346,100	0	5,049.	400,000	746,100		Date
2021	101	FV	335,700	0	5,049.	400,000	735,700		Year end
2020	101	FV	335,700	0	5,049.	400,000	735,700		12/23/2021
2019	101	FV	257,400	0	5,049.	400,000	657,400		Year End Roll
2018	101	FV	257,400	0	5,049.	337,200	594,600		12/10/2020
2017	101	FV	257,400	0	5,049.	308,600	566,000		12/18/2019
2016	101	FV	257,400	0	5,049.	262,900	520,300		1/3/2019
2015	101	FV	251,000	0	5,049.	228,600	479,600		12/20/2017

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EXTERIOR INFORMATION

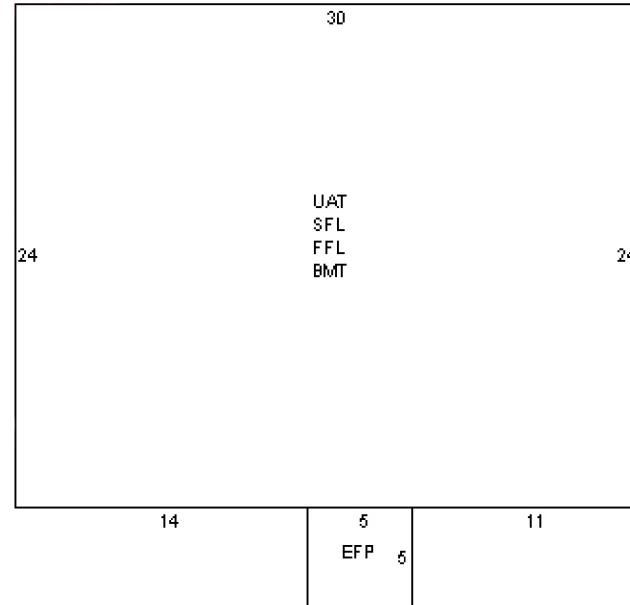
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1946
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: GD - Good

18. %

Functional: %

Economic: %

Special: %

Override: %